



Seabury Heights

240 Belmont Street
Worcester, Massachusetts

Project Developer: Retirement Housing Foundation (RHF)
Syndicator: National Affordable Housing Trust (NAHT)
Equity Placed: \$9 million in LIHTC equity and tax-exempt bonds
Number of Units: 302 total, including 234 one-bedroom and 68 two-bedroom units
Population Served: Elderly
Type of Contract: HUD Section 8

Background:

Located directly off Route 9 to the east of Interstate 290 in the heart of Worcester, Massachusetts, Seabury Heights is a 302-unit senior housing development comprised of two, nine-story brick buildings. The project, which was originally constructed by RHF in 1983, has long retained a high occupancy rate with an extensive wait list. Residents at Seabury Heights benefit not only from the project's proximity to shopping, public transportation, recreational facilities, education and medical centers, but also from the assistance of an on-site, full-time resident services coordinator available to provide resources and referrals for homecare, visiting nurses, Meals on Wheels, housekeeping services, and pharmacy programs, among other services.

In 2003, a \$36 million rehabilitation project was undertaken to modernize and upgrade individual units, common living areas, and landscaping. As the sole syndicator, NAHT secured \$9 million in LIHTC equity to complete the rehabilitation. At that time, the HUD Section 8 contract also was renewed.

